

157.0

0003

0016.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

739,200 / 739,200

USE VALUE:

739,200 / 739,200

ASSESSED:

739,200 / 739,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: 82 GEORGE LLC

Owner 2:

Owner 3:

Street 1: 25 OVERLOOK DR

Street 2:

Twn/City: BEDFORD

St/Prov: MA Cntry Own Occ: N

Postal: 01730 Type:

PREVIOUS OWNER

Owner 1: KAPURIA SAMIR -

Owner 2: KAPURIA RIVERA ENERY -

Street 1: 25 OVERLOOK DR

Twn/City: BEDFORD

St/Prov: MA Cntry

Postal: 01730

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1663 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	7									430,498						430,500	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								6500.000		308,700				430,500		739,200							
Total Card								0.149		308,700				430,500		739,200		Entered Lot Size					
Total Parcel								0.149		308,700				430,500		739,200		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		444.63		/Parcel: 444.63				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	308,700	0	6,500.	430,500	739,200		Year end	12/23/2021
2021	101	FV	298,700	0	6,500.	430,500	729,200		Year End Roll	12/10/2020
2020	101	FV	298,900	0	6,500.	430,500	729,400		729,400 Year End Roll	12/18/2019
2019	101	FV	242,100	0	6,500.	430,500	672,600	672,600 Year End Roll		1/3/2019
2018	101	FV	242,100	0	6,500.	362,900	605,000	605,000 Year End Roll		12/20/2017
2017	101	FV	242,100	0	6,500.	332,100	574,200	574,200 Year End Roll		1/3/2017
2016	101	FV	242,100	0	6,500.	282,900	525,000	525,000 Year End		1/4/2016
2015	101	FV	228,200	0	6,500.	246,000	474,200	474,200 Year End Roll		12/11/2014

Parcel ID 157.0-0003-0016.A

!12295!

PRINT

Date 12/30/21 Time 14:19:09

LAST REV

Date 09/10/18 Time 13:35:34

apro

12295

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAPURIA SAMIR,	71335-432	1	7/18/2018	Convenience	99	No	No		
COMER STEWART	39462-208		6/6/2003		424,000	No	No		
KELLY WALTER/ET	23669-385		9/20/1993		180,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2008	848	Wood Dec	7,000					
5/13/1996	254		13,350					SHED DORMER 35 FT
7/28/1994	496	Manual	500					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Missed Appt.	BS	Barbara S
7/31/2018	Missed Appt.	CC	Chris C
5/22/2018	MEAS&NOTICE	BS	Barbara S
2/1/2018	Mail Update	EMK	Ellen K
12/1/2008	Entry Denied	372	PATRIOT
9/26/2003	MLS	MM	Mary M
1/15/2000	Inspected	264	PATRIOT
11/29/1999	Measured	268	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:					25	18	12	1									
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:					WDK (330)	20	EFP STG (204)										
			%	1/2 Bath:	Rating:	A HBth:	Rating:					17												
				OthrFix:	Rating:							1												
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1																		
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O																	
Color: YELLOW				Fpl: 2	Rating: Average	Other																		
View / Desir:				WSFlue:	Rating:	Upper																		
GENERAL INFORMATION				CONDOS INFORMATION								Lvl 2												
Grade: C - Average												Lvl 1												
Year Blt: 1952	Location:											Lower												
Alt LUC:	Total Units:											Totals	RMs: 6	BRs: 2	Baths: 1	HB								
Jurisdct: G10	Floor:																							
Const Mod:	% Own:											Exterior:	No Unit	RMS	BRS	FL								
Lump Sum Adj:	Name:											Interior:	1	6	2									
INTERIOR INFORMATION				DEPRECIATION								Additions:												
Avg Ht/FL: STD	Phys Cond: GD - Good			18. %								Kitchen:												
Prim Int Wal 1 - Drywall	Functional:			%								Baths:												
Sec Int Wall:	Economic:			%								Plumbing:												
Partition: T - Typical	Special:			%								Electric:												
Prim Floors: 3 - Hardwood	Override:			%								Heating:												
Sec Floors: 4 - Carpet	Total: 18.6 %											General:												
Bsmnt Flr: 12 - Concrete	CALC SUMMARY				COMPARABLE SALES								Totals	1	6	2								
Subfloor:																								
Bsmnt Gar: 1																								
Electric: 3 - Typical																								
Insulation: 2 - Typical																								
Int vs Ext: S																								
Heat Fuel: 1 - Oil																								
Heat Type: 5 - Steam																								
# Heat Sys: 1																								
% Heated: 100	% AC:																							
Solar HW: NO	Central Vac: NO																							
% Com Wal	% Sprinkled																							
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:				
SPEC FEATURES/YARD ITEMS																PARCEL ID 157.0-0003-0016.A								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N				Total Yard Items:				Total Special Features:				Total:												